

Section 31. LI Light Industrial District

PURPOSE: The LI Light Industrial District is designed to accommodate light manufacturing, assembly, research and wholesale activities with limitations on outdoor storage.

USES GENERALLY: In a LI Light Industrial District no land shall be used and no building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses. All permitted uses listed shall be within a completely enclosed building or structure unless otherwise noted:

A. PERMITTED USES:

1. Manufacturing, assembling or packaging of products from previously prepared materials.
2. Manufacturing and assembling of electronic components, precision instruments and devices.
3. Manufacturing of food products, pharmaceuticals and the like, except that such uses shall not include production of fish or meat products, sauerkraut, vinegar or the like; or the rendering or refining of fats and oils.
4. Other manufacturing, research, wholesale or storage uses, provided that such uses shall be contained within an enclosed building.
5. Printing, lithography, publishing or similar establishments.
6. Service establishments catering to commerce and industry including linen supply, communication services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, and similar uses.
7. Vocational, trade, technical or industrial schools and similar activities.
8. Medical clinic, only in connection with industrial activity.
9. Construction trade offices.
10. Warehousing completely within an enclosed building.
11. Welding repair.
12. Retail establishments for carpet sales, farm supplies, lumber and building

supplies, and similar uses.

13. Retail establishments with the repair of new and used cars, light trucks and vans, motorcycles, and boats. All vehicles must be in operating condition; and all open displays or storage areas must be surfaced and developed in accordance with all applicable Ordinances of the City.
14. Retail establishments for the sale of new vehicular parts and accessories.
15. Building trades contractor within a completely enclosed building and no outside storage for materials and equipment.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses. No accessory uses shall be allowed within the front yard:

1. Mechanical equipment located within 120-feet of any residentially zoned district must meet the standards established for noise regulation as stated in Section 55. Performance Standards.
2. Provisions for off-street parking of employee and customer motor vehicles within sixty (60) feet of a residentially zoned district shall be screened in accordance with Section 50, Alternates A or E.
3. Screened refuse and garbage storage on a concrete pad, and located no closer than fifty (50) feet to a residentially zoned district. All refuse and garbage storage shall be landscaped and screened in accordance with Section 50.B.3.
4. Other uses, including retail sales and structures which are customarily accessory, clearly incidental and subordinate to the permitted and conditional uses; provided, however, that no residential facilities shall be permitted except for watchmen or caretakers whose employment requires residence on the premises.
5. Bulk storage of flammable liquids associated with a permitted use, subject to the provisions of City and/or State Fire Codes.
6. All other mechanical equipment shall be located within a completely enclosed building and shall meet the masonry requirements of Section 54.
7. Signs advertising use on the premises, in accordance with Section 60 of this Ordinance.

C. CONDITIONAL USES: The following uses may be permitted, provided they meet

the provisions of, and a Conditional Use Permit is issued pursuant to Section 48 of this Ordinance.

1. Freight forwarding warehouses.
2. Bulk storage of flammable liquids not associated with a permitted use, subject to the provisions of City and/or State Fire Codes.
3. Railroad yards, areas for car storage, and switching facilities.
4. Outside storage in conjunction with permitted uses in Section 31.A. and conditional uses in Section 31.C., provided that such storage shall be screened in accordance with Section 50, Alternates A or E.
5. Central mixing plants for asphalt, concrete, or other paving materials (batching plant).
6. Automobile Impound. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced and screened in accordance with Section 58 and Section 50. All required screening shall be in accordance with Section 50, Alternatives A or E.
7. Convenience stores, including prepared food carry-out service with alcoholic beverage sales for off-premise consumption; provided a special permit is issued in accordance with Section 42.B. of the Ordinance.
8. Public institutions and nonprofit institutions of any educational, religious or cultural type, including private and charter schools but excluding correctional institutions and hospitals.
9. Any other manufacturing, warehousing, or wholesale uses, not provided for in Section 31.A., Permitted Uses; Section 31.C Conditional Uses; and not listed in Section 31.D., Limitation of Uses.
10. Animal kennels with indoor and outdoor runs.
11. Retail and repair establishments for the sale and repair of new and used heavy trucks, tractors, mobile homes, heavy machinery and equipment, farm equipment, and similar uses.
12. Construction trade offices with storage yards.
13. Miscellaneous outside land uses such as express offices, commercial parking lots and parking garages, truck stops, freight movers, motor bus,

truck, train, or other transportation terminals and related uses. Outside uses associated with any of these uses shall be permitted, except for outside repair of mechanized equipment.

14. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced and screening shall be provided in accordance with Section 58 and Section 50.
15. Automotive Rental
16. Building trades contractor within a completely enclosed building, with storage yard for materials and equipment.
17. Commercial laundry and dry cleaning establishments.
18. Mobile home sales, storage, lease and repair.
19. Outside display camper sales and camper trailer sales and service, lease, and rental.
20. Sale and rental of heavy machinery and equipment.
21. Truck and trailer rental.
22. Planned Industrial Center
23. Any use allowed within this district with outdoor speakers.

D. LIMITATION OF USES: The following uses shall not be permitted within this District:

1. Dwelling units (including motels and hotels) except as provided under accessory uses; hospitals or clinics (except clinics in connection with industrial activity); nursing homes and similar uses; yards or lots for scrap or salvage operations or for processing, storage, display or sale of any scrap, salvage, or secondhand building materials and automotive vehicle parts.
2. Wrecking yards (including automotive vehicle wrecking yards) and junk yards.
3. Chemical and fertilizer manufacturing.
4. Explosives manufacturing or storage.

5. Paper and pulp manufacturing.
 6. Petroleum refining.
 7. Stockyards or feeding pens.
 8. Animal slaughtering.
 9. Tanning, curing or storage of raw hides.
 10. Sawmills and wood planing.
 11. Primary production or storage of wood, metal, or chemical products from raw materials.
 12. Foundries, casting, or molding of metals.
 13. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein.
 14. Any use not conforming to the performance standards set forth in Section 55 of this Ordinance.
 15. The storage of equipment, material or vehicles, including abandoned vehicles which are not necessary to the uses permitted in this district.
- E. PLAN REQUIREMENTS: No application for a building permit for construction of a building or structure shall be approved unless:
1. A Plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County;
 2. A Site Plan, meeting the requirements of Section 47, has been approved;
 3. A Landscape Plan, meeting the requirements of Section 53, has been approved.
- F. DENSITY REQUIREMENTS: The following density requirements shall apply:
1. MINIMUM LOT SIZE - The minimum lot size in the LI Light Industrial District shall be twenty thousand (20,000) square feet.
 2. MINIMUM OPEN SPACE - At least fifteen (15) percent of the total lot area

shall be devoted to nonvehicular open space. (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage or vehicular use.)

- a. Landscaping in excess of the required minimum open space that is located in the rear yard of the site shall not be used to meet the minimum open space requirements for the site.

3. **MAXIMUM BUILDING COVERAGE** - The combined area occupied by all buildings and structures shall not exceed fifty (50%) percent of the total lot area.

4. **MAXIMUM IMPERVIOUS AREA** - The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed eighty-five (85) percent of the total lot area.

G. **AREA REGULATIONS:** The following minimum standards shall be required:

1. **LOT WIDTH** - Every lot shall have a minimum width of not less than one hundred (100) feet.

2. **LOT DEPTH** - Every lot shall have a minimum depth of not less than one hundred fifty (150) feet.

3. **FRONT YARD** - Every lot shall have a front yard of not less than thirty (30) feet in depth which shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall, parking or storage area, except that signs shall be permitted in this area. Front yards shall be landscaped with grass, shrubbery and trees; and no part shall be paved or surfaced except for minimum access, driveways and sidewalks in accordance with Section 53 of this ordinance.

4. **SIDE YARD** - Every lot shall have two side yards, each of which shall be not less than fifteen (15) feet in width.

5. **REAR YARD** - Every lot shall have a rear yard of not less than thirty (30) feet in depth.

6. **DISTANCE BETWEEN BUILDINGS** - The minimum distance between buildings or structures on adjacent lots shall be not less than thirty (30) feet.

H. **BUFFER AREA REGULATIONS:** Whenever the LI Light Industrial District abuts a residentially zoned district, a landscaped buffer zone of not less than twenty-five (25) feet in depth shall be provided from the lot line. No buildings or structures, parking, loading or storage shall occur in the buffer area and such area shall be

landscaped to provide visual and acoustical privacy to adjacent property. Screening shall be provided in accordance with the provisions of Section 50 of this Ordinance.

In addition, no building or structure shall be located nearer to any residentially zoned property than a distance equal to one and one-half (1-1/2) times the height of any building or structure.

- I. HEIGHT: No principal structure shall be erected or altered to a height exceeding fifty (50) feet. Principal structures located contiguous to an existing R-20, R-12.5 or R-7.5 Single Family District shall not exceed one (1) story and thirty-five (35) feet in height, however an increase up to five (5) feet to the above stated height requirements may be granted upon approval of a conditional use request by the City Council.
- J. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.
- K. OFF-STREET PARKING: Off-street parking shall be provided in accordance with Sections 56 and 58 of this Ordinance.
- L. OFF-STREET LOADING: No off-street loading is required in the LI Light Industrial District. If off-street loading is desired, it shall be provided in accordance with the following provisions as well as the provisions of Section 57 and 58 of this ordinance.
 - 1. Planter islands, nine (9) feet by eighteen (18) feet in dimension, shall be provided at the terminus of all rows of loading doors/loading spaces. Such islands shall be oriented perpendicular to the building and shall contain at least two (2) evergreen trees. All planter islands shall comply with the requirements of Section 53.F and Section 53.G of this Zoning Ordinance.
 - 2. For lots that abut a major or minor arterial street, as identified on the Thoroughfare Plan, no loading facilities shall directly face the street. A door is considered to be facing the street when it is at an angle of 45° or less in relation to the adjacent street.
- M. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met for all buildings and structures.
- N. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING. The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of buffering, screening, fencing or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to

further provide protection for the general health, welfare and morals of the community in general.

- O. **OUTSIDE STORAGE USES ESTABLISHED PRIOR TO FEBRUARY 21, 1995:** Any use within the Light Industrial District with outside storage platted for record prior to February 21, 1995, shall be deemed a permitted use. However, no such building, structure or use shall be altered, changed or expanded unless a conditional use permit is issued pursuant to Section 48.
- P. **PLANNED INDUSTRIAL CENTER DESIGN REQUIREMENTS:** Each lot or parcel of land created within a Planned Industrial Center shall comply with the following requirements:
 - 1. **MINIMUM YARD REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS:**
The front yard requirements contained in Section 31.G.3. shall be applicable to each lot or parcel of land within a Planned Industrial Center. A minimum fifteen (15) foot side and a minimum thirty (30) foot rear yard shall be required around the outside perimeter of a Planned Industrial Center. Minimum side and rear yard requirements of interior lots may be required if deemed necessary by City Council in order to meet the provisions of Section 48. Perimeter lots in a Planned Industrial Center shall have a minimum twenty (20) feet of frontage on a public right-of-way. Interior lots in a Planned Industrial Center that have no frontage on a public right-of-way must have a minimum twenty-five (25) foot dedicated public access easement connecting to a public right-of-way.
 - 2. **LANDSCAPING REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS:**
The minimum landscaping requirements of Section 53.H.2(b) shall be applicable around the outside perimeter of a Planned Industrial Center. For interior lots the minimum landscaping requirements of Section 53.H.2.(b) may be required if deemed necessary by City Council in order to meet the provisions of Section 48.
 - 3. **MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS:** At least fifteen (15) percent of the total site area of the Planned Industrial Center shall be devoted to nonvehicular open space (Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.)
 - 4. **BUILDING SEPARATION REQUIREMENTS OF PLANNED INDUSTRIAL CENTERS:** The minimum distance between principal or accessory buildings on the same lot required by Section 31.G.6 may be modified if deemed necessary by City Council to accommodate for accessory structures. The platting of property lines shall not place any existing building in violation of

the building code of the City of Grapevine. Perpetual building separation easements may be approved by the Building Official to achieve equivalency to the requirements of the code.

5. BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7.